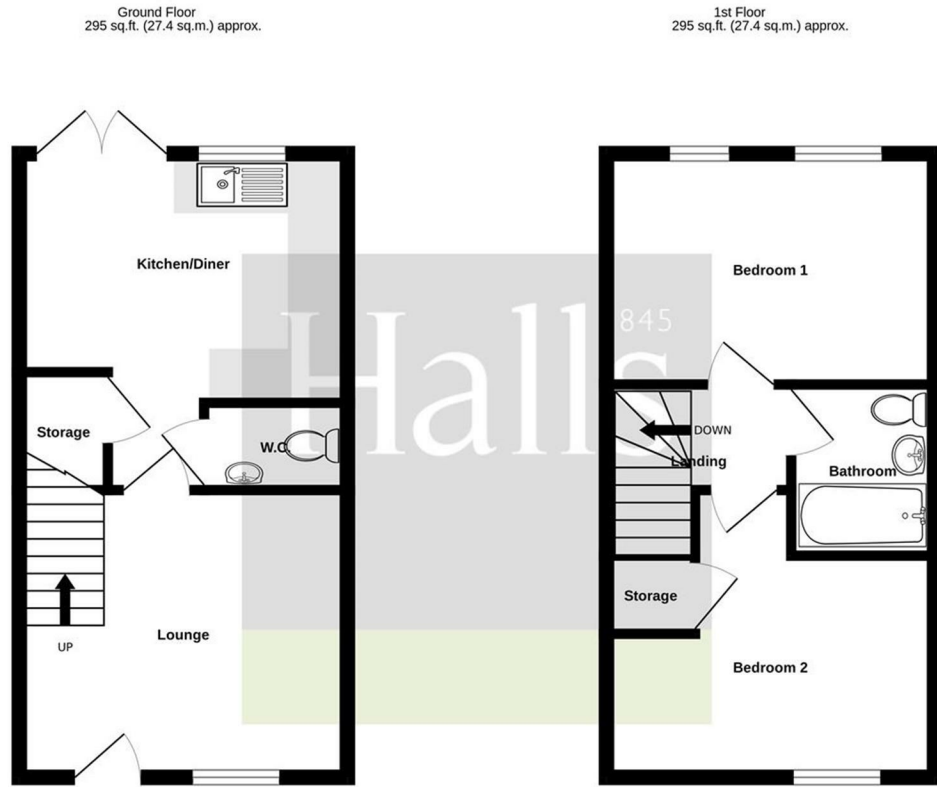


FOR SALE

63 Milestone Road, Loggerheads, TF9 4FS



TOTAL FLOOR AREA: 589 sq.ft. (54.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

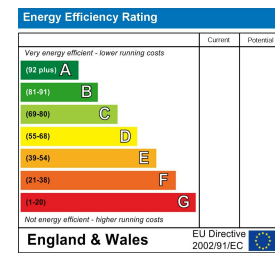
Offers in the region of £210,000

63 Milestone Road, Loggerheads, TF9 4FS

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



This immaculately presented and recently built two double bedroom property is perfect for first-time-buyers and downsizers alike, situated on the edge of the highly sought-after Loggerheads village.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Immaculate Throughout
- Two Double Bedrooms
- Parking for Two Vehicles
- Private Rear Garden
- Downstairs W.C.
- Close to Amenities

DESCRIPTION

Recently constructed by the reputable Shropshire Homes, this beautifully presented two-bedroom property offers modern living in a peaceful residential setting. Ideal for first-time buyers or those looking to downsize, the home combines contemporary style with practical features and a low-maintenance lifestyle.

Stepping inside, the ground floor boasts a welcoming lounge with a large front-facing window that fills the space with natural light. Tastefully decorated in neutral tones, it also benefits from a staircase leading to the first floor.

To the rear, the kitchen/diner is well-appointed with a range of modern wall and base units and provides ample space for dining. A large storage cupboard adds convenience, while French doors open out onto the private garden, seamlessly blending indoor and outdoor living. A handy W.C. completes the ground floor accommodation.

Upstairs, there are two generously sized double bedrooms. The main bedroom enjoys tranquil views over the rear garden and woodland beyond, while the second bedroom overlooks the front elevation and offers flexibility for guests, children, or a home office. The bathroom is stylishly fitted with a classic white three-piece suite, including a bath with overhead shower, hand wash basin, and W.C.

Externally, the home is equally impressive. There is parking for two vehicles, complete with an EV charging point, and a path leading to the front entrance. The rear garden is fully enclosed and designed for ease of maintenance, featuring a neat patio area – perfect for outdoor dining – and backing onto picturesque woodland, offering a peaceful and private backdrop.

This home is truly turn-key ready – just unpack and enjoy.

LOCATION

Situated on the edge of Loggerheads, a sought-after village straddling the Shropshire/Staffordshire border, this property enjoys the perfect balance of peaceful countryside living with easy access to nearby towns including Market Drayton, Nantwich, and Newcastle-under-Lyme.

Together with the neighbouring village of Ashley, Loggerheads provides a strong sense of community and a wide range of everyday amenities. These include a Doctors' Surgery, Primary School, Post Office, local shops, and several pubs and restaurants. There's also a Library, making this a truly self-contained and convenient location.

Nature lovers and outdoor enthusiasts will appreciate the property's proximity to the Burntwood, a beautiful woodland area offering scenic walks, cycling trails, and a peaceful escape – all within walking distance.

ROOMS

GROUND FLOOR

LOUNGE
12'5" x 10'10"

KITCHEN/DINER
12'5" x 9'5"

W.C.

FIRST FLOOR

BEDROOM 1
12'5" x 8'7"

BEDROOM 2
12'5" x 8'2"

BATHROOM

EXTERNAL

LOCAL AUTHORITY

Newcastle-Under-Lyme Borough Council

COUNCIL TAX BAND

Council Tax Band: B

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.